

ST EWE PARISH COUNCIL **DRAFT** MINUTES

Extraordinary Meeting, MONDAY 3 JUNE 2024

7.00 pm, St Ewe Village Hall, Committee Room

PRESENT:

Councillors: Will Richards (Chairman), John Dickinson (Vice-chairman), Peter Cox, Kevin Davis, Jenna Fuggles, Janet Lockyer, Peter Shannon, Terrye Teverson and Philip Vellenoweth.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, and 11 Members of the Public.

ABSENT:

Mick Howell and Ward Member Cllr Michael Bunney.

ABBREVIATIONS:

Councillors' names – abbreviated with their initials. CC – Cornwall Council. CAP – Community Area Partnership. LMP – Local Maintenance Partnership. SECAG – St Ewe Climate Action Group. *** indicates consultee comments for planning applications decided by the PC; formal submission is delegated to the Clerk.

MINUTES:

The meeting began at 7.00 pm in the Committee Room and the Chair welcomed all.

24/22 Apologies

Apologies were received from MH and Ward Member Cllr Michael Bunney.

24/23 Declarations of interest or requests for dispensation.

None.

24/24 Public Session

- A A Getliff, Head of Operations at Heligan Gardens, came to explain progress on the screening of the portacabins (**PA21/09586** | Siting of Heligan Hive).
- Screening the portacabins is a priority for Heligan. It wants to comply with planning and remain on good terms with its neighbours. The promise to have it completed in 12 months was an unrealistic commitment made by a former manager.
 - An expensive steel frame to hold the wooden cladding is in place.
 - The greenery is planted and growing at its normal rate.
 - Funds are not yet available for the wooden cladding, but this will be started by March next year, which is the planning deadline.
 - In compliance with planning conditions, Mr Getliff confirmed that the portacabins are not in use and will not be used until the screening is in place.
 - Though Heligan wants to complete the screening and use the Hive, the new food outlet on the west lawn has been funded before the cladding because, in the difficult economic climate, the new outlet has been prioritised to generate funds.
- It was requested that Mr Getliff send the parish council the plans for the screening of the portacabins which were submitted to Planning. It was also requested that he find out whether the new food outlet needs planning permission.
- It was explained that the council is supportive of business and very happy to have Heligan Gardens in its parish. Whilst understanding current economic constrictions, the council is confident that Heligan understands the need for the screening to be

completed within planning constraints. Mr Getliff agreed to keep communication open so that the council remains in the loop regarding progress.

The Chair thanked him for attending and Mr Getliff left the meeting.

- B Nine members of the public were attending to speak about and listen to the discussion concerning the Tremen Barn appeal (APP/D0840/W/24/3340725 for PA22/11425). All confirmed their continued objection to the development and urged the council to continue its objection. (See the decision at Minute 14/28.B.i)

Eight members of the public left the meeting.

24/25 Meetings and governance

- A The council **RESOLVED** (proposed JD, 2nd PC) that the minutes, as read, of the Annual meeting on 13 May 2024 were a true and correct record and they were duly signed.
- B The council **RESOLVED** (proposed JD, 2nd PS) that the minutes, as read, of the Ordinary meeting on 13 May 2024 were a true and correct record and they were duly signed.

24/26 Finance

- A The council **AUTHORISED** (proposed PS, 2nd PC) payment for the internal audit at £110.00.

24/27 Reports

- A The portrait of His Majesty King Charles III has arrived and is at the Village Hall. A description accompanied the portrait: "His Majesty is shown in the uniform of an Admiral of the Fleet (No. 1 Tailcoat), and is wearing the Garter Collar and Sovereign's Badge, Garter Star, Thistle Star, the Bath Sovereign's Badge, the Order of Merit, the Royal Victorian Order's Royal Victorian Chain and GCVO Sash, as well as a set of medals on his medal bar."
- The portrait is the property of the council and the Village Hall committee is custodian. The council looks forward to it being hung in the position the committee chooses.
- B The Clerk recently completed Code of Conduct training, free to all clerks, given by S Mason of the Cornwall Assoc of Local Councils.
- C All accounting documents for 2023-24 are now on the website under *Council Accounts*.

24/28 Planning

- A Of note. None
- B Planning Correspondence.

The appeal, APP/D0840/W/24/3340725, against the REFUSAL of the Tremen Barn development. (PA22/11425 | Conversion of barn to dwellinghouse | Tremen Barn Tregony Truro Cornwall TR2 5SJ).

The council discussed the appeal and **RESOLVED** (proposed KD, 2nd TT) to continue to object to the development and to submit the following comments to the Planning Inspectorate:

*** St Ewe Parish Council has followed the planning history of this site and heard from many neighbours affected by this development. It has read the appeal documents, in which it finds no new arguments for the proposed dwelling. The council continues to OBJECT to this development and requests that the Planning Inspectorate's 2015 dismissal is repeated.

The barn is a ruin sitting in the open countryside. It has no roof and there is no mention in the Structural Report of a suitable floor/foundation. A large area of wall included in “the approximate extent of the walls (148.9m²)” (Structural Report, Section 4.5) will not be used for the proposed dwelling. To expect the remains of this barn to support a normal conversion to a dwelling is unrealistic. To allow a barn conversion on this plot of land would set an uncomfortable precedent for vague and contradictory interpretations of current planning law.

The example used by the applicant of the permitted barn conversion – PA20/06406 in Grampound with Creed parish – is not a good example. Though relatively unattractive, PA20/06406 has a roof and complete walls, was recently used for wood storage, and is capable of serving as a barn. The ruin at Tremen serves another purpose. In the open countryside, it is a visually attractive ‘remains of a barn’ with partial stone and crumbling cob walls that have sheltered all sorts of wildlife.

St Ewe Parish Council has worked successfully in the past, and is working now, with Cornwall Council and SEAH (St Ewe Affordable Housing Limited) to find sites and deliver new homes in the parish, but the Tremen site has never been considered suitable.

For all these reasons, St Ewe Parish Council asks the Planning Inspector to dismiss this appeal and uphold Cornwall Council’s refusal of planning permission.

24/29 Business for the next meeting

The internal auditor’s recommendations. Review of the Noticeboard Reserve in particular, and Reserves in general. Standing Orders review. Review of protocol for agendas & minutes. The clerk will request and update on Kestle Well from Cllr Bunney.

24/30 Second Public Session for feedback from the public

None.

24/31 Dates of next meetings.

A Ordinary Meeting 8 July 2024, 7.00 pm at St Ewe Village Hall.

B An extraordinary meeting may be called by the Chair to decide on Planning or other business if needed. An agenda would be posted 3 clear days before.

The meeting closed at 19.57 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 12 June 2024

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____